LOT 22
IN OR 978/1510
OAK CREST PB 5/135

ARNOLD ANTHONY S
2059 MARLIN COURT
FERNANDINA BEACH, FL 32034

2026

00-00-30-0410-0022-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

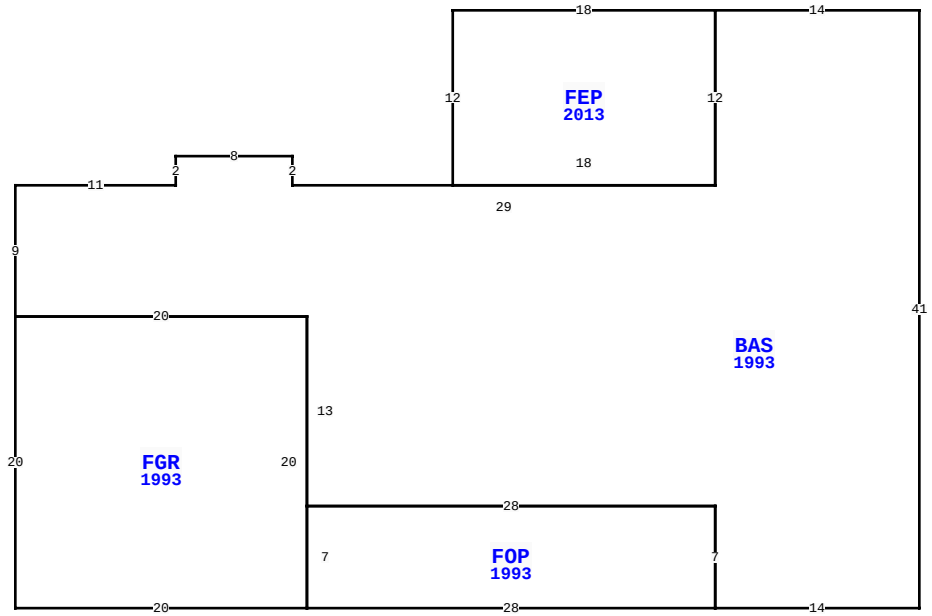
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2008.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,386	100	1993	1,386	202,688
FEP	216	80	2013	173	25,299
FGR	400	55	1993	220	32,173
FOP	196	30	1993	59	8,628
TOTALS	2,198			1,838	268,788

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,838	127.4200	177.11	325,528	1987	1987	0	0	0	17.43	82.57

1 SNGL FAM 100% - 2006 Heated Area: 1386 HX Base Yr 2006



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/28/2026 MLU
INC DATE		AG DATE	

2059 MARLIN CT, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		268,788
TOTAL MARKET OB/XF VALUE		2,030
TOTAL LAND VALUE - MARKET		205,000
TOTAL MARKET VALUE		475,818
SOH/AGL Deduction		310,056
ASSESSED VALUE		165,762
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		114,351
TOTAL JUST VALUE		475,818
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		460,757

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0006866	ADDITION	13,104	04/17/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0978/1510	4/02/2001	WD	Q	I		132,500
GRANTOR: MONTGOMERY EDWIN F II						
GRANTEE: ARNOLD ANTHONY S						
0530/0055	11/04/1987	WD	Q	I		73,800
GRANTOR: JOHUBOKE						
GRANTEE: MONTGOMERY EDWIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 FEP=[YR=2013] W18 S12 E18 N12 $ S12 W29 N2 W8 S2 W11 S9 FGR=[YR=1993] S20 E20 FOP=[YR=1993] E28 N7 W28 S7 $ N20 W20 $ E20 S13 E28 S7 E14 N41 $.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	58	2,030	

LAND DESCRIPTION

TOTAL OB/XF 2,030

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100		RG-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	205,000.00	205,000.00	205,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 205,000 Market: 0 Agricultural: 0 Common: 205,000 PRINTED 07/09/2026 BY SYS